



CHURCHILL  
020  
Churchill  
GARDEN  
FLAT

**CHURCHILL**  
estates



# Park Road, Aldersbrook

Offers In Excess Of  
£435,000

Tenure: Share of Freehold

Floor Area: 548.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

Bedrooms : 1

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	











Churchill Estates are pleased to present this truly unique one double bedroom ground floor period conversion, set on one of the most desirable roads within the ever popular Aldersbrook Estate.

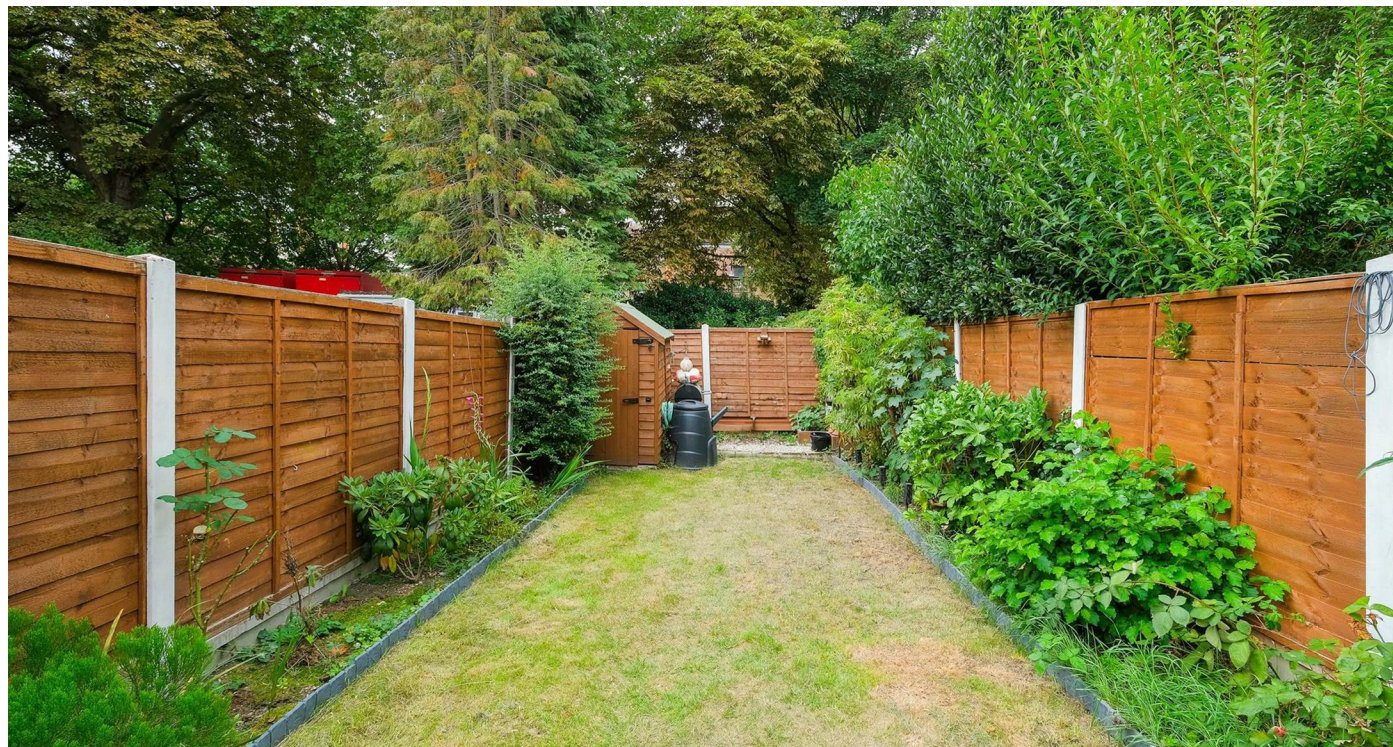
Offered chain free and with a Share of freehold, the property spans over 548 sq ft and boasts its own private 40ft garden with side access.

This charming home features a spacious reception room with a striking original fireplace, a well appointed fitted kitchen, a generous dining area and a stylish four-piece bathroom suite. The bright and well proportioned double bedroom includes built in wardrobes and an elegant bay window that fills the room with natural light. There is also a small utility space offering practical storage and laundry facilities.

A further highlight is the fully decorated basement room with wood laminate flooring and recessed spotlights, ideal for use as a home office, studio or extra storage. Additional features include double glazing, gas central heating and a range of charming period details throughout.

The property is superbly located within the catchment of the highly regarded Aldersbrook Primary School (rated Outstanding by Ofsted) and offers excellent transport links via Manor Park (Elizabeth Line) and Wanstead Underground Station (Central Line), Wanstead Flats and Wanstead Park are also just a short stroll away providing access to beautiful open green spaces.

To arrange a viewing or for further information, please contact our office at your earliest convenience.

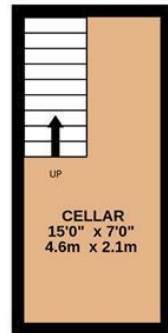








BASEMENT  
105 sq ft. (9.7 sq.m.) approx.



GROUND FLOOR



TOTAL FLOOR AREA: 549sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**